



Hyland Greens Newsletter ~ December 2017



It has been an amazing year for activities in Hyland Greens. We hosted the annual Easter Egg Hunt, the big dumpster roll off, the neighborhood garage sale, food trucks at the park, the July 4th parade and celebration, National Night Out, the luau and the dog swim. We also had a successful summer at the swimming pools and our first ever Beans and Booze chili cook off was smashing success! In December we will end the year with You've Been Jingled (through out December) and the luminaries (Christmas Eve, December 24th).

All these events combined cost less than \$10 per household a year! We believe that's a good investment to get to know your neighbors and come out and have some fun. We have a few ideas for some new events that we plan on hosting in 2018. We hope to see more of you in 2018 at one of our neighborhood events! If you don't choose to participate, we urge you to just come by and observe. Please remember that volunteers, constructive criticism and ideas are always welcome.



You've Been Jingled

In early December (probably before many of you are reading this) Jingle Bags will be hung on random doors in the neighborhood. We ask that you take a gift out, add a new gift and then be a good "elf" and quietly hang it on another door in the neighborhood. If you choose not to participate there will be an orange cooler chained to the bike rack at the large pool where you can deposit the bag and an elf will find it and pass it along to someone else. We ask that whoever has the bags on Christmas deposit them in the cooler at the big pool by January 1st so we can use the bags next year. The volunteer elves who sew the bags could use a little break in 2018.

All of us wish you and yours the best of the holiday season and a Happy New Year. Plan on attending our first community event in 2018, the annual Easter Egg Hunt on March 31. We hope to see you then!



Activities thanks Linda, Pam, Courtney, Dane, Donna, Gloria, Judy and the unnamed who consistently pitch in to make these events happen.

Keep checking the Hyland Greens Facebook page, Nextdoor and hylandgreens.org for updates. Please post pictures to Facebook or send your neighborhood photos to mbrozo@gmail.com. Please use the subject line "FHG Online Photos".

Reminder that there is NO newsletter in January. Our next publication will be February 2018.

Board Meetings

Monthly Board meetings are held on the 3rd Tuesday each month beginning at 7:00 PM. We encourage homeowners to attend. If you would like to be placed on the agenda, please contact Jennifer at jsingleton@havenpm.com.

Meetings are located at Hyland Hills Golf Course, 9650 Sheridan Blvd., Westminster, CO 80031.
We hope to see you there!

The next two board meetings will be held on January 16, 2018 and February 20, 2018.

Notice of FY2018 ANNUAL ASSESSMENT



Our next quarterly assessment is due on February 1, 2018. Payments made after the 10th of the month will be

late and assessed a fee.

Checks should be made payable to: First Hyland Greens Association and then mailed to:

First Hyland Greens Association
c/o HAVEN Community Management
Post Office Box 66155 Phoenix, AZ 85082

December 5th Meeting

Attention Residents! Our board typically skips having a its Board Meeting in December. This year, we have decided to hold a board meeting on December 5, 2017 at 7:00 PM.

We hope to see you there! Be sure to attend and meet your newest board members!



Luminaries on December 24th

Luminaries or “little lanterns” are a tradition that comes from the 16th century. The Spanish settlers set small bonfires along the roads to churchyards to commemorate Christ’s birth. Over the years the Hyland Greens neighborhood has had many homes lit up and in more recent years fewer homes. When our neighborhood is lit up it is a beautiful sight.

Making luminaries is easy. Simply take a paper lunch bag, put some dirt, rocks, sand or kitty litter in the bottom (for weight) and then place a votive or tea light candle and set it inside and light it.

Place your luminaries along your front sidewalk or driveway and entry about 3-4 feet apart. It is a beautiful sight. Participate by putting your luminaries out on December 24th and just let the candles burn out. Take a drive or brisk walk through the neighborhood, admire the lights and decorations and watch for Santa and his sleigh!

Remember to go visit our new website: www.hylandgreens.org

Our new community website is LIVE! You can now subscribe to the Hyland Greens community calendar, access relevant information about ongoing projects, pools and greenbelts and download forms and documents. We will be updating the new site on a regular basis and phasing out the old website during the next few months. We are also gauging interest in a digital version of the community newsletter. At the bottom of the new website there is an opt-in box to sign up and receive the newsletter via email. Please submit your information if you would like to receive the newsletter electronically in the future.

Check it out. We are anxious to hear your feedback!

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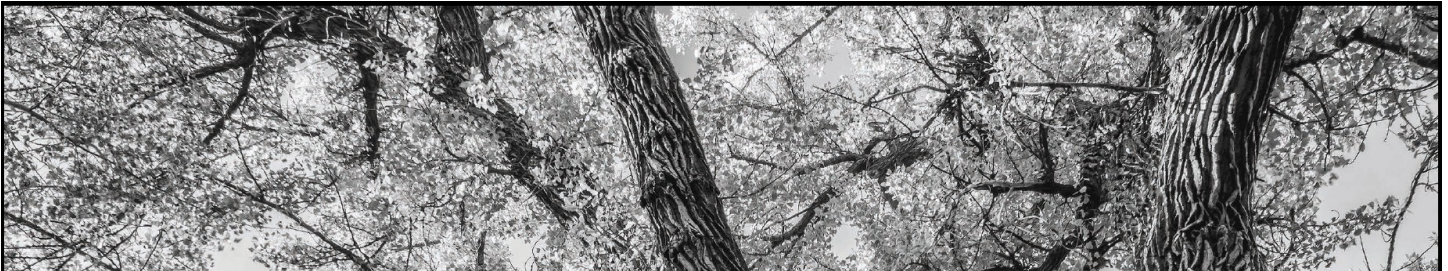
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Be a part of our online community! For more information on activities and events, projects, greenbelts and pool news please follow us at:

www.facebook.com/hylandgreens/



FIRST HYLAND GREENS

Board of Directors

President: Mike McCurdy (exp. 2018),
303-466-8790
President@hylandgreens.com

Vice President: TBD
Vicepresident@hylandgreens.com

Secretary: Joe Armstrong (exp. 2019),
720-635-9228
Secretary@hylandgreens.com

Treasurer: Tyler Urruty (exp. 2019)
Treasurer@hylandgreens.com

Bill West (exp. 2018), 303-469-4021
Allan Meers (exp. 2020), 303-460-3875
Chuck Smith, (exp. 2019)
Linda Mollard, (exp. 2018) 303-466-9780
Matt Brozovich, (exp. 2018)
Pam Moores, (exp. 2018)
Monte Thompson, (exp. 2020)
Kevin Murphy, (exp. 2020)
Heather LaPuma, (exp. 2020)
Jim Gilmer, (exp. 2020)
Courtney Mollard, (exp. 2020)



FIRST HYLAND GREENS

Committee's and Membership

Greenbelts Committee - Bill West, Chair. Joe Armstrong, Bob Belden, John Van Royen, Ed Mooney and Gloria Fisher.

Activities Committee - Linda Mollard, Chair. Pam Moores

Pools Committee - Allan Meers, Chair.

Projects Committee - Julie Oldham, Chair. Mike McCurdy.

Architectural Committee - Dane Ernsberger, Chair. Mark Mischke, Monte Thompson, Gerry Mooney.

Technology - Matt Brozovich, Chair. Dane Ernsberger.

Budget Ratification - Joe Armstrong, Chair. Mike McCurdy, Linda Mollard, Tyler Urruty,

Welcome Committee – Sheri Mischke and Courtney Mollard, Co-Chairs.

Newsletter Committee – Matt Brozovich and Marianne Clark, Co-Chairs.

Camera & Surveillance Committee – John Van Royen, Chair. Allan Meers and Chuck Smith.

As you can see, there are lots of opportunities to volunteer in our Community. There really is something for everybody to help make our Community GREAT!

Julie Oldham, Dane Ernsberger, Marianne Clark & Mark Mischke,
We would like to take this opportunity to say thank you for your contribution to First Hyland Greens as a homeowner and valued Board member. It was a pleasure working with you and we wish you the best to you and your family.

FIRST HYLAND GREENS ASSOCIATION
REPORT OF ACTIONS
Annual Meeting
November 7, 2017

With a quorum of 36 homeowners present and 32 represented by proxy, the members of the association took the following actions:

APPROVED a change to the Bylaws providing for homeowner ratification of the budget.

APPROVED the 2018 Budget.

APPROVED the Bridge Budget for the period October – December, 2017.

ELECTED to the board: Allan Meers, Kevin Murphy, Heather Lapurna, Jim Gilmer and Courtney Mollard.

For more details on these actions and other items, please refer to the meeting minutes.

Joe Armstrong
Secretary, FHG

NEWSLETTER ADVERTISING

Looking for an economic way to advertise your business? Consider the First Hyland Greens newsletter – It's easy!

Advertisements are due before the 15th of the preceding month in a PDF format. Ad rates are discounted if you are a homeowner and further discounted by 20% if you pay in advance for 11 editions:

(Rates for 11 prepaid editions are below)

Annual Resident Discount	Non-Resident Discount
1/8 page \$96.80	\$114.40
1/4 page \$167.20	\$184.80
1/2 page \$277.20	\$369.60
Full page \$369.60	\$457.60

Monthly advertising rates are shown on page 11 of this newsletter.

**First Hyland Greens Association
Annual Meeting of Members**

November 7, 2017; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse - 9650 Sheridan Blvd., Westminster, Colorado 80021

MEETING MINUTES – DRAFT

Call Meeting to Order with a Quorum of Members and Proxies

President Mike McCurdy called the meeting to order at 7:08 PM. Board members Dane Ernsberger, Joe Armstrong, Tyler Urruty, Allen Meers, Linda Mollard, Chuck Smith, Pam Moore, Monte Thompson, Mark Mishke and Matt Brozovich were present. Board members Julie Oldham and Bill West were absent. Jenny Singleton represented HAVEN Community Managers.

HAVEN Community Managers verified a quorum was present with 36 homeowners present and 32 represented by proxy for a total of 68 (14%).

Approval of the Minutes of the November 14, 2016 Annual Meeting

A motion was made and seconded to approve the minutes from the November 14, 2016 annual meeting minutes as presented. The motion carried unanimously.

Introduction of Board Members and Management Company

Mike McCurdy asked each member of the Board of Directors to introduce themselves and provide a brief description of their role and responsibilities as Board members. Jennifer Singleton introduced herself as the representative from Haven Community Management.

2017 Accomplishments

Allan Meers provided the following items regarding the pools:

- Small pool built in 1976. The pool operator has recommended boiler replacement. The funds for the replacement are in the reserve account and will be handled when necessary.
- There were five lifeguard reports of swimmer assistance during the summer.
- Allan provided answers about adult swimming and lifeguard breaks.

Joe Armstrong provided the following information:

- Reports of Actions are taken by the Board, prepared monthly and posted in the newsletter and on the website.
- Policy changes are being made geared to improving meeting effectiveness including time limits for each person and better use of motions.

Joe Armstrong provided the following items regarding the Greenbelt Committee on behalf of Bill West:

- Recognition of the following Greenbelt Volunteers:
 - (1) Gloria Fisher and Barb Zemack for the flower gardens and the entrance.
 - (2) John Van Royen, Bob Belden and Ed Mooney for countless hours maintaining vegetation, sidewalks, fences and other projects.
- The Association received a grant from the City to assist with costs of improving the entrance and medians at 101st and Sheridan. 51 perennials and 7 trees were planted and new circular flowerbed and expanded irrigation were added.
- Caps were added to the brick columns on the perimeter fence. These prevent moisture deterioration and enhance aesthetics.
- Several perimeter fence posts were replaced and two leaning columns were straightened.
- Sever sidewalk locations were shaved to eliminate trip hazards.
- Worked with the City to replace Wolfe Street entrance to the park during City curb replacement project.
- Rock beds at both pools were completed restored.

Linda Mollard provided the following items regarding Activities:

- The Welcome Committee was recognized – Sheri Mischke and Courtney Mollard.
- The volunteers who distribute the newsletter were recognized – Matt Brozovich, Maryanne Clark, Sheri Mischke and numerous others.
- The garage sale and roll offs were discussed.
- Linda advised that the Easter Egg Hunt, 4th of July, Luau and Beans and Booze were successful events. You've Been Jingled and Luminaries will be held on Christmas Eve.

Matt Brozovich provided the following information regarding technology:

- The website of www.hylandgreens.org was discussed.
- There is an opt in for a digital newsletter instead of a paper one.
- Key card quotes continue to be obtained for the pool entrances.

Dane Ernsberger provided the following information regarding ACC:

- ACC forms are available through the Association website and should be submitted to Haven for the ACC to review.

Bylaw Amendment

The amendment to modify the bylaws to allow for budget ratification was presented to the ownership. John Van Royen made a motion to adopt the amendment as presented. Dick Borchers seconded the motion and the motion carried unanimously.

Treasurer

2018 Budget

Tyler Urruty presented the approved 2018 budget to the membership and explained each line item. Tyler also explained the process and timeline for drafting the budget before approving. He explained that in August, vendors will provide any contract renewal increases, historical data is provided and board members and homeowners will provide input for increases for specific items for the upcoming year. Following the August meeting, a draft is provided to the Board for approval at the September meeting, which is then distributed to the homeowners for review prior to the annual meeting. A motion was made, seconded and unanimously made to ratify the budget as submitted.

2017 Bridge Budget

Tyler Urruty presented the approved 2017 bridge budget to the membership and explained each line item. Tyler explained the purpose of the bridge budget to be to cover the period of October – December, as the Association has changed its fiscal year to be a calendar year beginning in 2018. A motion was made, seconded and unanimously made to ratify the budget as submitted.

2018 Reserve Project List

Tyler presented a list of items that are scheduled for 2018, which were color coded to reflect items scheduled as contingent, planned and normal maintenance. Tyler advised the owners that the prices listed are estimates and are subject to increase or decrease. Reserve projects that were presented will only move forward if approved during a monthly Board of Directors meeting.

Election of Directors

Mike McCurdy recognized the board members whose terms expired: Mark Mischke, Dane Ernsberger, Julie Oldham and Allen Meers. With these members terms expiring, there are 9 members who will remain on the Board through 2018. The Bylaws require that there be not less than 9 members, nor more than 15.

Allan Meers volunteered to run again for re-election. Nominations were called from the floor, in which Kevin Murphy, Heather LaPuma, Jim Gilmer and Courtney Mollard indicated their interest. John Van Royen motioned that nominations be closed. The motion was seconded and passed. As the number of nominations did not exceed the maximum requirements in the Bylaws, a motion was made, seconded and unanimously passed to vote the nominees via acclamation.

Open Forum

The following items were discussed:

- Obtaining pool keys
- Smoking/Vaping at the pool
- Dumpster Days
- Committee for Tot Lot
- Comments that the pools are well maintained.
- Joe advised the owners of tennis court options for resurfacing and asked about interest in pickleball. Any comments should be sent to him directly.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:03 pm.

Thank you for a wonderful 2017! I couldn't grow my business without you!

Here are the homes that you all bought or sold this past year.
They range from Westminster to Aurora, Lakewood to Strasburg.

I go where ever you and your referrals want to be.

I truly appreciate your support, your business and your referrals
and look forward to continue to serve you in 2018.

Thank you!



Wendy Atkinson, CRS, GRI, SFR

wendy@wendyatkinson.com

303-465-4798



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To be a part of this year's drive to help the displaced and homeless survive our severe winter weather, start setting aside your *gently used* coats, hats, gloves, socks, boots, blankets and sleeping bags. \

Please bring your donations to 4961 W 98th Ave
(NE Corner of 98th Ave and Yates St in Hyland Greens)

SATURDAY, DECEMBER 9th, 8 AM - 2 PM.

All donations will be given to the Denver Rescue Mission.

Thank you for your past support in making this event so successful.

Looking forward to seeing you December 9th.



Earlier this year, the Board voted to change our fiscal year from October through September to a calendar year period, January through December. This modification was made to allow for annual budget ratification and to simplify fiscal year timing. The adjustment to the fiscal year means there will be a bit of a change to the timing of dues payments.

- For those homeowners who choose to pay dues on a quarterly basis (\$198), there won't be any change to the timing of your payments.
- For homeowners who choose to pay their entire annual dues in one payment (\$792), the payment schedule will be as follows:
 - Dues for the 3 month "bridge" period which will cover October 2017 through December 2017 will be due November 1, 2017. The quarterly bridge period dues will be \$198 (\$792/4).
 - Dues for the next fiscal year (January 2018 through December 2018) will be due February 1, 2018. The annual dues will again be \$792.

Homeowners will be receiving regular billing statements from Haven per the schedule outlined above. Please contact them with any questions you may have.

**First Hyland Greens
Homeowners Association**

Managed by:

HAVEN Property Managers & Advisors

1000 S. McCaslin Blvd., Suite 300

Superior, CO 80027

Jennifer Singleton, Community Manager

jsingleton@havenpm.com

(303) 530-0700 ext. 107

Noreen Kelly, Assistant Community Manager

nkelly@havenpm.com

(303) 530-0700 ext. 120

**Architectural Requests Received from
10/28/2017 to 11/28/2017**

Open

4720 W. 99th Ave– Painting

4622 W. 99th Pl.-Fence

9945 Wolff St. - Fence

10089 Zenobia Ct.– Windows and front door

Approved

10170 Vrain Ct.– Combo

5061 W. 101st Ave– Egress window

5120 W. 101st Cir.– Painting

4830 W. 102nd Ave. Fence

4875 W. 98th Ave– Painting, Patio, Landscape

4735 W. 102nd Pl. Fence

4868 West 99th Ave. Radon Mitigation

4615 West 99th Pl. Deck, Patio and Sliding Door

9926 Wolff St.– Roof

10040 Wolff St. Fence

4772 W. 100th Ct. Deck



**Is your
will up
to date?**

Just like insurance, your estate plan needs to be reviewed periodically. Here is a checklist to help you decide if it is time.

- ☐ Have you had any life changes occur in the last year?
- ☐ Did you get married, divorced, or have children since your last will?
- ☐ Do you have a will but need to change beneficiaries, personal representative or guardian for your minor children?
- ☐ Did you move from another state since your will was drafted?

For the sake of your family it may be time for you to renew your estate plans.

Maria Grimaldi, Esq.

303-482-2393 ☐ www.mariagrimaldi.com



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**Clayton Shaffer
Owner**

The Hyland Greens Newsletter

The Hyland Greens Newsletter is published each month, except January, using articles that are sent to us by the HOA Board and Homeowners. Our network of volunteers includes six block captains and 35 block reps who distribute your copy. Each issue should be delivered to your door during the first few days of the month.

If you miss a copy please contact HAVEN Property Managers & Advisors.

Disclaimer: Advertisement in the Newsletter should not be construed as an endorsement for products/services.

This Newsletter is published as an information resource to benefit the residents within the First Hyland Greens Association.

Letters to the Editor

Letters to the Editor are the opinions of the writer, and are not necessarily the opinions of the Hyland Greens HOA. To be considered for publication, letters to the editor must include the writer's full name, address and daytime phone number. Your name will be printed with your letter.

Newsletter Deadlines

Articles and ads for each issue must be received by the 15th of the preceding month. Ads should be emailed as an attachment in jpg format and appear as you want it to appear in the newsletter.

Please contact the Newsletter Department at HAVEN Property Managers & Advisors:

manager@havenpm.com or 303.530.0700.

Ad Rates:

	Resident	Non-Resident
1/8 page	\$11.00	\$13.00
¼ page	\$19.00	\$21.00
½ page:	\$31.50	\$42.00
Full page:	\$42.00	\$52.00

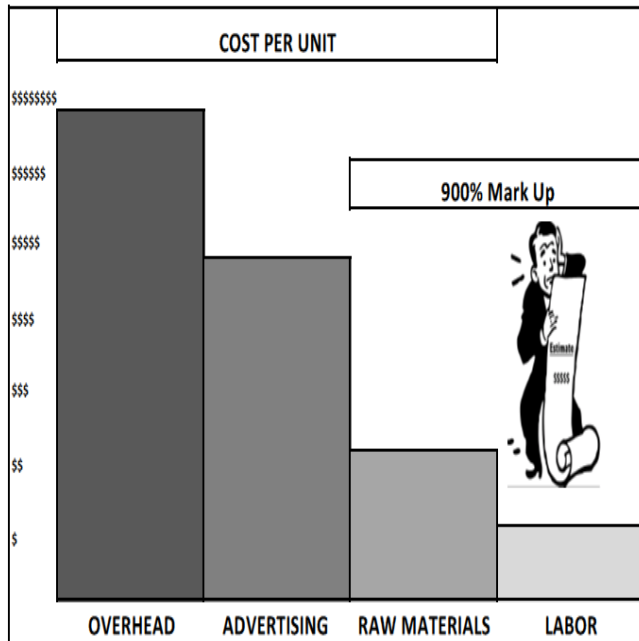
Babysitting/ House-sitting/ Pet Care/ Lawn Care

Send your information and we'll list Hyland Greens residents aged 18 and younger for free. Written parental consent is required for minors to publish their personal information. Contact Jacki Rivera at HAVEN Property Managers & Advisors at jrivera@havenpm.com or 303-530-0700 ext. 128 for more information. Please keep us updated with any changes to your information.

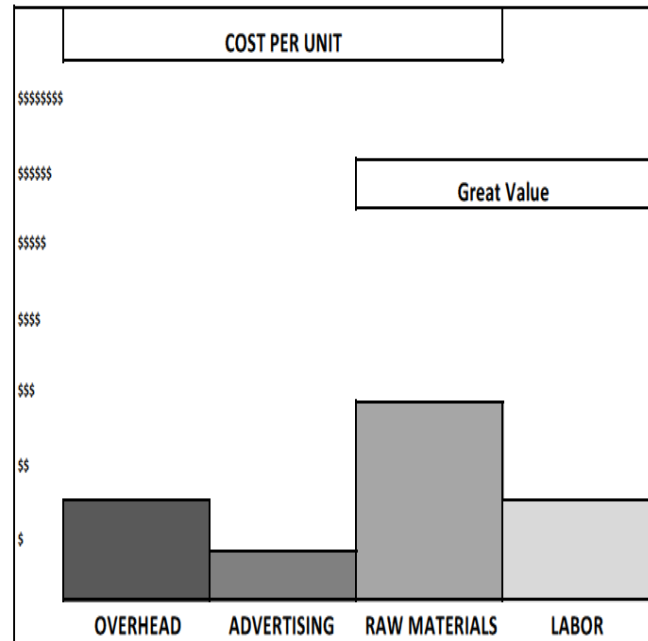
NAME	AGE	PHONE	CPR?	COMMENTS
Ben Schwartz	13	303-905-6979	No	Pet sitting, house sitting, dog walking, lawn and shoveling Neighborhood References
Layla Teague	15	303-549-0849	Yes	Babysitting, snow removal and pet care
Liam Gray	14	720-633-0131	No	Pet sitting, house sitting, dog walking, lawn and shoveling Neighborhood References
Samantha Holland	18	720-255-6716	Yes	Babysit all ages, house sit, and pet care, car/license and references (if needed)
Peter Bettinger	15	303-466-5407	Yes	Snow shoveling, lawn work, house sitting, and pet care/sitting. Available during the weekday school hours as well as weekends.

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Broker/Owner



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Owner of Galloway Realty with 11 years experience.
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2 pools, tennis courts, park, greenbelts, activities etc

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HYLAND GREENS ACTIVITY

See Pics of Properties on Hyland Greens

Community Facebook Page

Active	4868 W 99th Ave	\$469,900
Active	4871 W 98th Ave	\$429,900
U/C	4854 W 103rd Pl	\$391,000
Sold	10314 Xanvier Ct	\$465,000
Sold	4820 W 102nd Pl	\$358,000
Sold	5040 W 102nd Ave	\$465,000
Sold	4880 W 103rd Cr	\$472,000
Sold	4851 W 102nd Pl	\$444,900
Sold	4650 W 101st Pl	\$430,000
Sold	4765 W 102nd Pl	\$395,000
Sold	4622 W 99th Pl	\$465,000

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**See Pics of Homes on
Hyland Greens Community
Facebook Page**

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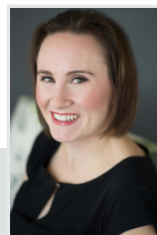
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